BOOK 45 Page 40 1. James T. Vest, certify that this map was (drawn by me) (drawn under my supervision) from (an actual survey made by mill iden actual survey made by mill iden actual survey made under my supervision) (deed description) etc.) (other), that the error of closure as calculated by latitudes and departures is 1.153,128-1, that this fishing was surveyed are shown as broken these platted from hormaticip found in Book 2975, Page 151, that this fishi was prepared in accordance with General Statute I, James T. West, Professional Land Surveyor # 3392 hereby certify to one or more of the following. As indicated Subject Property Information: Owner Poplar Park LLC Address Pitts School Road Deed Book 5174 Page 36 PIN 5508-82-9528 Zoned CURM-2 That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land. NC Grid North NAD 83 I hereby certify that I an owner of the property shown and described hereon, which is located in the subolysion jurisdiction of the City of Control, and that I hereby subolist this plan of suboliston with hy free consent, establish minus building setback lines, and decicate to public use all oreas shown on this plat as streets, wells, parks, open space and easiersts, except those specifically indicated as private, and that I will another all such areas suntle accepted by the City of Concord, and further that I hereby guarantee fights I will correct effects or faller of inprovements in such areas for a jentific of one year commencing effer a certificate of, approval has been executed by the city or after final acceptance of required inprovements, whichever occurs later. B. That this plat is of a survey that is located in such a portion Setbacks (See lot 30 for typical) Front 25' Side: 10' Rear 25' Corner: 25' of a county or muncipality that is unregulated as to an ordinance that regulates parcels of land. C. That this plat is of a survey of an existing parcel or parcels Site James T.West Site calculations: Total Acreage: 13:284 Acres Total Lots: 32 That this plat is of a survey of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision. VICINTY MAP N.T. Subdivision Vicinity Map N.T.S. Total Lots 32

Acreage in lots 11.816 Acres
Acreage in Right-of-Way 2842 Acres
Treva Anne Brive Linear Feet 1766'
Jeff Yates Street Linear Feet 212'
Parksie Court Linear Feet 678'
Acreage in Open Spacer 8226 Acres
Area by Coordinate Computation
Distances show are horizontal ground distances
H4 Rebars set at all corners unless otherwise noted
Orginal subolivision name "Yates MIIL Subolivision"
Jeff Yates Yeat SV on prelimbary as Blue Stone Sh NCGS Monument (Lawn) N. 587,467,9520 E. 1,512,150,3629 Scale Factor 0.9998742 LOT 2 LOT 3 Open Space 0.059 Acres. 2,563 Sq.ft. Jeff Yates Sreet S.W. on preliminary as Blue Stone Street S.W. Treva Anne Drive S.W. on preliminary as Poplar Grove Drive S.W. Juanita Drive S.W. on preliminary as Foolar Grove Drive S.W. Parksie Court S.W. on preliminary as Rocky Knoll Court S.W. or dedicated to NCDOT for Pitts School Pitts SCHOOL POOL POOL SUBJECT N64 06 15 W Note: Direct veNigular access on to Pitts School Road from lots 33 through 39 is not allowed Phase | Map Mb.43 Pg.92 It is hereby certified that this plat is in compliance with the Subdivisi Regulations of the City of Concord, and therefore this plat has been approved by the Concord City Council, or their designated review committee, subject to its being recorded with the Cabarrus County Register of Decids within 30 days of the date below. 0.239 Acres 12.88 815 5' dedication to NCDOT for Pitts School Road the pughfare plan LOT & /5/14/04 Date Street Blades: [1] 800 Treva Anne Dr SW Certificate of fee payment LØT 36 5330 Parksie Ct SW 785 Finance Director LOT 37 LOT 73 LOT 38 0.294 Acres. 12,801 Sq.ft. mase II Map L LOT 39 0.433 Acres. 18,874 Sq.R. 43/Pg.93 845 LOT 45 0.280 Acres 11,343 Sq.ft. LOT 40 0.393 Acres. 17,134 Se.ft. Phase I Map III S84'39'52"W S85'06'56"E 128.89" LOT 10 #4 Rebar © Contro Com LOT 48 Legend CH CHO VI 848 Boundary #4 Rebar set unless
- Lots in Phase other wise noted Lots in other Phases Adjoiners Control Corner LOT 42 0.265 Acres. 11,556 Sq.ft. Setbacks as noted Phase Line LOT 50 0,232 Acres. 10,125 \$4.ft. ----- Easement ---- Sight Triangle OFFICE REGISTER OF DEEDS LOT 13 Filed for Registration on the LOT 51 0.303 Acres. 13,215 54.ft. \_day of \_october\_ 20\_04 at 4:20 e'clock PM No. Date By LOT 62 LOT 63 LOT 65 and registered in Record Book 15'57"W - 139,47 This property does not the within a 190 year flood plan as shown on flood insurance rate maps:

This property shown on this plat is subject to all easement right-of-ways and restrictions of record. Zonedi CURM LOT 14 and registered in Record Book

45 No. Page 40

Register of Deeds LOT 66 LOT 52 pton as shown on mood insurance rate maps: of record. of record. wi3782508115 D. Datedi November 2,1994 No USGS monument found within 2008. Final Map Of: Juanita Drive S.W. Yates Meadow Subdivision Phase II Map II Phase II (future) PREPARED FOR: LOT 15 LOF BO LOT 57 Ronald Gold Overcash
P.O. Box 5030
Concord, NC 28027
PHONE:(704) 788-1603

PAX 704) 788-2626 LOT 5 LOT 54 LOT 53 OFFICE OF REGISTER OF DEEDS Cabarrus County, N.C. Filed for Registration on the at \_\_\_\_\_ o'clock \_\_\_\_N and registered in Record Book Sept 21, 2004 JTW HARRISBURG Edward A. Cochran No Address Found Concord, NC 28827 No 1615 Pg.228 Ph 558884-92-7881 On corner lots, the address will Map Book No. \_\_\_\_ Page \_\_\_\_ 1" = 100' JTW be issued at the time the zoning Note: Sanitary sewer available to all lots at time of recording. Water is available to lots 26–33, 38–45, SURVEYING permit is issued. Just indicate JTW No. 2 the name of the plat and the lot Register of Deeds number on the zoning 4555 HIGHWAY 49

HARRISBURG, NC 28075

Phone (704) 455-9553

Fax: (704) 455-9008

None

JOB NUMBER

Yates 74-84 at time of recording. Lot 50, 51, 67-69 are bonded for water Cabarrus application. Concord NORTH CAROLINA